

BOARD OF ASSESSORS

The Board of Assessors submits the following report of its activities for the year ending December 31, 2005.

The Assessors held regular bi-monthly meetings, and met on a weekly basis during the busy tax-billing periods, and at other such times, as requested, had conferences and meetings with taxpayers, interested citizens and various Town Boards, Officials and the Board of Selectmen.

Members of the Board and office staff attended schools, classes and conferences sponsored by the Department of Revenue, International Association of Assessing Officers, Massachusetts Association of Assessing Officers and the Middlesex County Assessors Association, in an effort to maintain their proficiency in the administration of the office and the appraisal and maintenance of real and personal property for assessment purposes.

The Board of Assessors voted to issue an actual real estate tax bill for Fiscal Year 2006, with a tax rate of \$10.41 per thousand, in December 2005, to ensure proper financial management for the Town by avoiding unnecessary borrowing costs.

The assessed value tax roll for the Town of Belmont contains 7,877 real property accounts and 492 personal property accounts with an annual total assessed value of \$5,304,559,050.00 for the tax year Fiscal Year 2006.

The office staff processed approximately 862 transfers of real and personal property, of which approximately 40% of the transfers were determined "valid" sales. There were 20,112 motor vehicle excise tax bills with a total excise tax of \$2,546,632.19 committed to the Tax Collector. A total of 737 motor vehicle excise tax bills with a value of \$57,725.57 were abated, 254 applications for statutory exemptions were granted resulting in \$305,743.54 being exempted.

The Annual Town Meeting appropriated \$77,493,492.00, with other amounts to be raised \$604,523.21, and the total revenue required for the operation of Town Government \$81,308,856.92. Estimated receipts and available funds totaled \$26,088,397.21, leaving \$55,220,459.71 to be raised by taxation.

The Board successfully defended 10 overvaluation appeals before the Massachusetts Appellate Tax Board. The Board of Assessors continued the real and personal property re-inspection program as part of the computerized mass appraisal system, otherwise known as the "CAMA" system. During 2005, the Board of Assessors continued updating the existing CAMA system with regards to all property information: building permits, building plans, sketches, images, living area, as well as all other assessment information. Personal Property accounts have also been updated with regards to assessment of furniture and fixtures, equipment and machinery, and inventory. The re-inspection program provided an increase in assessed value of \$64,242,528.00 in new growth for an increase in tax levy of \$686,753.00 for Fiscal Year 2006. The continual updating of the computer system of the Assessors Office allows for improved working conditions and public access. The Board also updated the property record information on the Town's Web site to make data, pictures and sketches available on line.

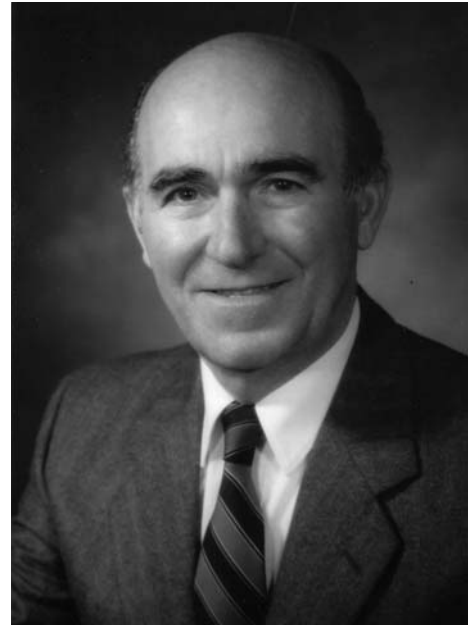
The Board will continue with an equalized value program. All building, plumbing and electrical permits will continue to be monitored for possible adjustments in value. Sales ratio studies will be monitored as part of the equalization program in preparation of the Fiscal Year 2007 reappraisal.

The Board of Assessors also provided technical assistance to the Board of Selectmen on matters relating to the potential acquisition and sale of public land. The expertise of the Board and staff saves the cost of real estate appraisal services which would otherwise be required in such matters.

The office located in the Old Municipal Light Building moved to the new town hall annex building, now known as the Homer Municipal Building, in the summer of 2005. This move was completed without disruptions in service and in a timely and efficient manner.

The Town of Belmont's Board of Assessors Office continues being the most designated in the Commonwealth. These designations include: one Certified Assessment Evaluators (CAE) and one Administrative Assessment Specialist (AAS), awarded by the IAAO, one RA (Residential Appraiser) awarded by the MBREA and SRA (Senior Residential Appraiser), awarded by the Appraisal Institute, three Certified Massachusetts Assessors (CMA), awarded by the Massachusetts Association of Assessing Officers (MAAO), as well as numerous other professional designations from both the public and private sectors.

Chairman Angelo A. Borelli and Vice-Chairman Charles R. Laverty were honored at MAAO's summer school for their lifelong dedication to good government and the assessing profession. In 2005, Mr. Borelli celebrated his thirty-second year as a Board Member, thirty years serving as Chairman. He is a past president of the Middlesex Association of Assessing Officers. Mr.



Angelo Borelli, Chairman Board of Assessors, 33 years of service to the Town of Belmont: 1973 to 2006

Laverty, who celebrated his twenty-second year as a Board Member, was past president of the Massachusetts Association of Assessing Officers (1978) and was Dean at the Annual Assessors' School at the University of Massachusetts (1975).

Raymond F. Shea, who was a Board Member on the Board of Assessors, decided not to seek re-election for his position in 2005. Mr. Shea was a Board member for 21 years. Robert P. Reardon resigned as Assessing Administrator to the Town of Belmont and was elected, to the recently vacated position, as a Board member of the Belmont Board of Assessors. Mr. Reardon was the Assessing Administration for the Town of Belmont for 19 years.

Mr. Richard D. Simmons, Jr., was appointed to fill the vacant position of Assessing Administrator in 2005. Mr. Simmons was formerly the Assessing Manager for the Town of North Reading, which he held for 10 years.

Virginia M. Kelley resigned her position, as Assessment Technician, in 2005. Virginia had this position for 10 years. Mrs. Adriana D'Andrea was appointed to fill this vacant position, and began her new responsibilities with the Town in August 2005. Adriana was formerly employed with the Community Development Office of the Town of Belmont.

The other two positions in the office have remained unchanged: Maryanne Knorr, as Assistant Assessing Administrator, and Elizabeth Collins, as Assessors' Clerk.

Respectfully submitted,
Angelo A. Borelli, CMA, RMA, MAA, Chairman
Charles Laverty, Robert P. Reardon